

## **La Jolla Area Public Improvements Email Update #15**

### **Period: July 22-26, 2002**

#### **Overview:**

This update is provided to share information about the progress of the La Jolla Area Public Improvement. Our goal is to prevent surprises and hear from you. We welcome and encourage your feedback as it helps us to work together more effectively. Also, we will continue to add contact names to the distribution list as people express an interest in receiving this information.

For ease of reading, this report is organized into the following categories:

- Construction schedule addressed in this report
- Construction status this week
- Community involvement, outreach and information

#### **Construction schedule addressed in this report**

This email report provides information about the following projects:

- A. Torrey Pines Road Water & Sewer Main Replacement Project  
Dec 2001-Summer 2002
- B. Ardath Road Improvements:
  - Tree relocation  
June 2001- 2003 (and as needed beyond that)
  - Road Realignment and Water/Sewer Replacement  
Sept 2002 – Sept 2003
- C. Torrey Pines/La Jolla Boulevard Water Main Replacement Phase II  
Currently in design phases
- D. Traffic Signal Modification Project at La Jolla Scenic Drive S.  
and Nautilus St./Cardeno Dr.  
June 2002 – August 2002

#### **Construction status for the week:**

##### **Torrey Pines Road Water and Sewer Main Replacement Project:**

This week, the week of July 22, the contractor continued testing the new water main for bacteria.

Next week, the contractor is scheduled to begin the paving process on Torrey Pines Road between Calle De La Plata and Exchange Place. The process may take up to two weeks to complete. While all precautions will be taken to minimize noise, residents may experience some inconvenience. The work hours on this part of the project are Monday through Thursday, from 8 p.m. to 6 a.m.

Torrey Pines Road will be open while paving is underway; however, there will lane reductions and heavy equipment in the construction area. Please allow extra time when traveling through the

construction area since there will be minor delays.

The project is scheduled for completion in mid-August.

### **Ardath Road Improvements:**

#### **Contractor Selected for Road Realignment and Water/Sewer work within this Project Area**

West Coast General Corporation/TC Construction Co. successfully bid on the Ardath Road Realignment and Water/Sewer work and their contract was approved by City Council on July 22. A partnering session for the Contractor and City team to establish their working relationship will be held at the end of July. Construction is anticipated to begin in September. Between now and then, the City and Contractor will:

- Prepare required documents for the project
- Hold a pre-construction meeting with the contractor and project management team to review more specifically the contractor's expected work activities.
- Issue a notice to proceed allowing the contractor to begin work in September.

Once the pre-construction meeting has been held in August, we will be able to report on the timeline of work activities of this project on a weekly basis.

### **Torrey Pines/La Jolla Boulevard**

#### **Water Main Replacement Phase II:**

The Torrey Pines Road Pipeline Phase II is anticipated to start design in November 2002. Construction is projected to begin in Fall 2004 and be completed Spring 2006. The total estimated cost would be approximately \$6.4 million. The design team's progress will continue to be included in this email report.

### **Traffic Signal Modification Project at La Jolla Scenic Drive S. and Nautilus St./Cardeno Dr.**

The project includes replacing signal poles, paving the center section of La Jolla Scenic Drive S. (between Nautilus St. and Soledad Mountain Rd.), and restriping the road to allow for two left turn lanes from Nautilus St onto La Jolla Scenic Drive S. The project is currently in construction and is expected to be completed by mid-August. For more project information, please call Jon Hannasch, Project Engineer, at 619-533-3761.

### **Community Involvement, Outreach and Information:**

The following items labeled with an asterisk (\*) represent ongoing efforts and reference notes.

#### **Community Open House**

A community open house has been planned to provide an overview of the Torrey Pines Road and Ardath Road projects. This will also provide an opportunity for the community to meet the project team and have their questions and concerns addressed prior to construction beginning. All interested community members are encouraged to attend.

When: Wednesday, August 14, 2002  
Time: 5:30 p.m. to 7:30 p.m.  
Where: La Jolla Branch Library  
7555 Draper Avenue

### **\*Inquiries Regarding the Relocated Torrey Pines Trees:**

#### **The Health and Maintenance of the Relocated Torrey Pines Trees**

The arborist hired by the tree removal and replacement contractor before the road alignment project begins is carefully monitoring the health of the trees. The same arborist will continue to monitor the trees throughout the life of the project. Currently, the trees are experiencing some shock due to their roots being cut. The amount of root ball taken varied for each tree based on their different locations and proximities to the street and other trees. Shock and natural causes have turned the needles brown. All trees are responding to that change by limiting the water distribution to its extremities that is causing the needles to turn brown. The arborist has advised us that this is a normal, expected reaction and is an indication that the trees are responding to the change of conditions. Dead, brown needles, and lack of foliage on lower portions of the trees was caused by the close positions of the trees in their original location. The brown needles are anticipated to fall off, as part of the seasonal cycle and regeneration of needles should occur later on this year.

Trees have been and continue to be monitored by the arborist on a weekly basis. The trees have been treated with fertilizer and as sprayed with an insecticide to control opportunistic beetles that develop when trees are under stress. Due to the dry summer season and project rescheduling, a temporary water irrigation system that is monitored by a construction water meter has been installed to replace hand watering. The arborist and contractor continue to inspect and check the moisture of the soil because Torrey Pines trees are sensitive and over watering them would also be detrimental to their health.

The Council District 1 Representative for the Mayor's Tree Advisory Board, Consulting Arborist, City's Urban Forester, City's Landscape Architect, City's Project Engineer, Tree Removal & Replacement Contractors and Community Involvement Associate met on July 18, 2002 to discuss the maintenance and status of the trees. The team is identifying and evaluating additional methods to add to their current care of the trees.

#### **Timing of Relocation**

The team originally anticipated the Road Reconfiguration and Water & Sewer Replacement project to begin in the Spring 2002; the trees were moved to anticipate project coordination issues associated with that work. However, due to increased construction costs and coordination over noise mitigation, the construction was moved back to start Fall 2002. The contractor for the road/water/sewer work understands the importance of coordinating with the tree contractor in order to replant the Torrey Pines trees as soon as possible. Therefore, they will make every effort to plant as many of the trees in their final destination in advance of the final landscaping phase.

### **\*Inquiries Regarding the Road Near Old Denny's:**

A resident called to inquire about a road illustrated on page 2 of the Spring 2002 La Jolla Public Improvements Newsletter. The road in question is the straight diagonal road branching out of the middle of La Jolla Shores Drive on the right. The question was whether or not the road was to be constructed as part of the new road reconfiguration. Currently, there is no apparent road in that location. The road that is depicted in the map is called a "paper street." A paper street is generally defined as parcels of land that were once set aside for future roads, but never came into being. The paper street is **not** part of any new features in the Ardath Road Realignment Project.

### **\*Inquiries Regarding Pedestrian and Bicycle Orientation After the Road Realignment:**

We have received a couple of inquiries about the nature of pedestrian and bicycle orientation after the road is reconfigured and realigned. The existing pedestrian footbridge that connects the cul-de-sac to the gas station will remain the same. Access to the bridge from the north will not change and accessing the bridge from the south end of Ardath, east of Hidden Valley Road can be accomplished by crossing Hidden Valley Rd. and following the new meandering foot path to the end of the new cul-de-sac by the school. The base of the bridge is still halfway between the end of the cul-de-sac and the La Jolla Shores Dr. and Torrey Pines Road intersection. Pedestrians and bicycles can either use the overpass or cross at the intersection of Torrey Pines Rd. and La Jolla Shores Dr. to get to La Jolla Shores from the south side of Ardath Road. No new bike lanes will be added due to inadequate right of way.

**\*Ardath Road Project Staging Area**

The staging area for the Ardath Road project will be located in the same area where BRH-Garver occupied for the Torrey Pines project. It is located east of Hidden Valley Road and south of Ardath Road.

**Points of contact during these projects:**

**For emergencies** water main breaks, a high line leak, etc, contact the Water Department's Emergency Phones at 619 515-3525. This line takes calls and dispatch crews to investigate and/or fix problems

**For general inquiries** about the work, contact the dedicated hotline for these projects at 619 533-7539. This line is checked throughout the day; calls are then distributed to the appropriate project team member for follow up.

Should you have any questions or concerns about this update or the La Jolla Area Public Improvements in general, please do not hesitate to call either of us.

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